

PLANNING AND ZONING COMMISSION
STAFF REPORT

October, 1 2015



**Right-of-way Abandonment case no. RA15-03:
portions of East 23rd Street and North Washington Avenue**

SIZE AND LOCATION: approximately 0.105 acres (4,574 square feet) of public street rights-of-way for East 23rd Street and North Washington Avenue, adjoining the south and east sides, respectively, of Block 11 in the Bryan Original Townsite, at the northwest corner of East 23rd Street and North Washington Avenue

APPLICANT(S): Per Curiam Holdings, LLC

STAFF CONTACT: Matthew Hilgemeier, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the requested right-of-way abandonment.



RIGHT-OF-WAY REQUESTED TO BE ABANDONED:

The applicants, Per Curiam Holdings, LLC, are requesting the official abandonment of 150-foot long by 15-foot wide portion of public street right-of-way for East 23rd Street and a 130-foot long by 20-foot wide segment of public street right-of-way for North Washington Avenue, adjoining the south and east sides of Lots 8 and 9 in Block 11 of the Bryan Original Townsite at the northwest corner of East 23rd Street and North Washington Avenue. The request is being made to formally integrate this tract with their ownership of the adjoining land. The rights-of-way requested to be abandoned are 0.105 acres (4,574 square feet) in area and have never been improved as part of the adjoining roadways since originally being laid out as part of the town of Bryan in 1860.

Acting on behalf of the general public, only Bryan's City Council is authorized to officially abandon all or portions of rights of way dedicated for public use. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon any such rights-of-way.

ANALYSIS AND RECOMMENDATION:

Excess right-of-way burdens the public with possible continued maintenance, liability concerns, and is an inefficient use of urban land. The rights-of-way requested to be abandoned will be functionally integrated with adjacent land and made available for development. Abandoning the subject rights-of-way, will not interfere with the smooth circulation of vehicular and pedestrian traffic.

The Site Development Review Committee and staff recommend **approving** the request to abandon these portions of public street right-of-way. Abandoning the subject rights-of-way, as recommended, will allow this land to be integrated with adjacent land and, therefore allow efficient and orderly urban development. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.